



# **PLANNING COMMISSION AGENDA REPORT**

MEETING DATE: JUNE 12, 2006

*Item 4*

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-06-10/VESTING TENTATIVE TRACT MAP VTT-16945  
2453 ORANGE AVENUE

DATE: JUNE 1, 2006

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714)754-5136

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## **DESCRIPTION**

The applicant is proposing to construct a 9-unit, 2-story, small lot residential common interest development with variances from average lot size and driveway parkway landscaping requirements, and a vesting tentative tract map to accommodate the project.

## **APPLICANT**

2453 Orange Avenue LLC is the property owner and applicant for this project.

## **RECOMMENDATION**

Approve by adoption of Planning Commission resolution, subject to conditions.

  
WENDY SHIH  
Associate Planner

  
R. MICHAEL ROBINSON, AICP  
Asst. Development Services Director

**PLANNING APPLICATION SUMMARY**

Location: 2453 Orange Avenue Application: PA-06-10/VTT-16945

Request: Design review to construct a 9-unit, 2-story, small lot residential common interest development with variances from average lot size and driveway parkway landscaping requirements, with a vesting tentative tract map to facilitate the project.

**SUBJECT PROPERTY:**

Zone: R2-MD  
 General Plan: Medium Density Residential  
 Lot Dimensions: Irregular  
 Lot Area: 37,738 sq.ft.  
                   (within ultimate property lines)  
 Existing Development: 10 apartment units (to be demolished).

**SURROUNDING PROPERTY:**

North: Surrounding properties  
 South: are all R2-MD  
 East: zoned and developed.  
 West: R1 – Single-Family Residential (across Orange Avenue)

**DEVELOPMENT STANDARD COMPARISON**

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
<b>Lot Size:</b>		
Lot Width (Development Lot)	100 ft.	70 ft.*
Lot Area (Development Lot)	12,000 sq. ft.	37,738 sq. ft. (after 5 ft. dedication)
Individual Lot Area	3,000 sq.ft min./3,500 sq.ft. avg.	3,021 sq.ft. min/3,345 sq.ft. avg.**
<b>Density:</b>		
Zone/General Plan	1 du/3,630 sq. ft.	1 du/4,193 sq. ft.
<b>Building Coverage (Development Lot):</b>		
Buildings	N/A	32% (11,943 sq.ft.)
Paving	N/A	28% (10,682 sq.ft.)
Open Space	40% (15,095 sq. ft.)	40% (15,113 sq.ft.)
TOTAL	100%	100% (37,738 sq.ft.)
Private Open Space (Individual Lots):	Min.40% (15 ft. min./400 sq.ft.)	41% min. (15 ft. min./435 – 735 sq.ft.)
Common Lot:	10 ft. min. street setback landscape	10 ft. stbk (from ultimate prop. line)
Building Height:	2 stories/27 ft.	2 stories/26 ft.
Ratio of 2 <sup>nd</sup> floor to first floor***	80%	Plan 1 87% (1,118 sq.ft./1,279 sq.ft.) Plan 2 83% (1,177 sq.ft./1,423 sq.ft.)
<b>Setbacks (Development Lot):</b>		
Front	20 ft.	20 ft. from ultimate property line
Side	5 ft./5 ft.	5 ft./5 ft.
Second Floor Interior Sides (left/right)***	10 ft. average	12 ft. avg./12 ft. avg.; 5 ft. for Lot 4
Rear (1 <sup>st</sup> floor/2 <sup>nd</sup> floor)	10 ft./20 ft.	15 ft./20 ft.
Separation between units:	10 ft.	10 ft.
Rear Yard Coverage:	25% (920 sq.ft.) max.	12% (453 sq.ft.)
<b>Parking:</b>		
Covered	18	18
Open	18	18
TOTAL	36 spaces	36 Spaces
Driveway Width:	20 ft. (to allow fire truck access)	20 ft.
Landscape Pkwy's for Common Driveway	10 ft. combined; 5 ft. min. in front of house; 3 ft. min. on one side	8 ft. combined; 5 ft. min. in front of house; 0 ft. on one side**
CEQA Status	<u>Exempt, Class 32</u>	
Final Action	<u>Planning Commission</u>	

\* Existing nonconforming.

\*\* Variances from average lot size and parkway landscaping requirements requested.

\*\*\* Residential Design Guidelines.

**BACKGROUND/PROJECT DESCRIPTION**

The subject property is a flag lot located approximately mid-block between Monte Vista Avenue and Santa Isabel Avenue, on the west side of Orange Avenue. It is zoned R2-MD (Multiple-Family Residential, Medium Density) with a General Plan designation of Medium Density Residential.

The applicant proposes to demolish the existing 10-unit apartment complex and construct a 9-unit, small lot residential common interest development. The applicant requests variances from average lot size and driveway parkway requirements to accommodate the project.

**ANALYSIS****Design Review**

Residential developments of three or more units are subject to a design review, which requires Planning Commission consideration. This allows review of the structures' scale, site planning, landscaping, appearance, and any other applicable features relative to a compatible and attractive development.

The exterior elevations of the proposed homes will either be cottage or Spanish style consisting of shutters, stucco trim or foam accents, concrete tile roofing, and stone veneer accents. The homes will be 25 to 26 feet high (maximum 27 feet allowed) and each lot exceeds the minimum 40% private open space required by Code.

To minimize second story mass, the City's residential design guidelines recommend that the second floor not exceed 80% of the first floor area and the second story be set back an average of 10 feet from the development lot's interior side property lines. The proposed second floors are 83% and 87% of the first floor area and Lot 4 has a 5-foot second floor right side setback to the development lot's property line. However, variable rooflines, architectural projections, window treatments, multiple building planes, and other features, provide architectural interest and visual relief.

Staff is concerned about potential privacy impacts due to the placement of some of the second story bedroom windows that face existing residences on the adjoining properties. The applicant has agreed to modify the size and location of second floor windows as necessary to minimize privacy impacts on existing residences. A condition is included requiring a window placement study demonstrating that direct line-of-sight into windows on adjacent neighboring properties and view into abutting residential side and rear yards are minimized prior to building permit issuance.

Multiple-family residential projects containing five or more dwelling units are required to provide trash enclosures. However, Code allows the final review authority to grant an exception to this requirement if the applicant submits a written determination from the Sanitary District and/or any contract trash collection service that on-site trash collection service can be provided to each individual dwelling unit; if the applicant signs and records a land use restriction prohibiting trash collection in the public right-of-way; if

adequate, screened on-site storage for trash containers is provided; and with a limitation of no more than two trash containers per dwelling unit. The applicant feels that individual trash collection is consistent with the proposed project and intends to comply with these requirements. Staff feels that with the required screening and limitation of two trashcans per resident, a lack of trash enclosure would not adversely impact the surrounding neighborhood. Proof of compliance with all the requirements will be required prior to issuance of building permits so trash enclosure can be incorporated into the project if the requirements cannot be satisfied.

### **Variances – Average Lot Size and Driveway Parkway Landscaping**

The applicant requests approval of variances from average lot size (3,500 square-foot average required; 3,345 square-foot average proposed) and driveway parkway landscaping requirements (10 feet combined with 3-foot minimum on one side required; 8 feet combined with 0 feet on one side proposed) to accommodate the project.

It is staff's opinion that the lot's unique shape and nonconforming 70-foot lot width (100 feet required) create the justification for approval of the variances. Since the property is narrow at the street frontage, there is limited area to accommodate the required 20-foot driveway width for fire truck access, 5-foot side building setbacks with 15-foot minimum dimensions for private open space, and a 10-foot combined width for driveway parkway landscaping. The intent of the driveway parkway landscaping requirement was to provide visual relief for long driveways serving multiple dwelling units. Along with the 20-foot front landscape setback on the right side of the driveway, the applicant also proposes a 2-foot wide landscape strip along the left side of the driveway to provide visual relief from the street. However, the 2-foot wide landscape strip ends when the driveway curves towards the left along the property line approximately 20 feet back from the front property line. Since landscaping will be provided on either side of the driveway at the entry, and the extent of the driveway with landscaping on only one side is relatively short (approximately 130 feet versus 300 feet), visual impacts should be negligible.

It is staff's opinion that the flag shape of the lot creates the need for additional common driveway area to access the individual lots at the rear, resulting in a reduction in the amount of area that can be allocated to the individual lots and, therefore, the need for a variance for a 155 square-foot reduction in the average lot size requirement. It is staff's opinion that granting the variances would not constitute a grant of special privileges inconsistent with other properties in the same zoning district because the proposed site configuration is compatible with other developments in the vicinity and does not cause the site to exceed the density allowed by the property's zone; therefore, approval of the variance would not negatively impact surrounding properties.

### **Vesting Tentative Tract Map**

The map consists of 9 dwelling unit lots. The lots range from 3,021 square feet to 3,996 square feet with an overall average of 3,345 square feet. The lots meet or exceeds the minimum lot area of 3,000 square feet but does not satisfy the average lot area of 3,500 square feet required by Code (see variance discussion above). A common lot (Lot A) for common driveway and landscaping is also included. The map is

consistent with the R2-MD zone, the General Plan, the common interest development standards, and the State Subdivision Map Act.

The applicant has applied for a "vesting" tentative tract map. If Planning Commission approves the vesting tentative tract map, the Codes applicable at the time of filing, including development standards and fees, remain in effect for this project even if the Codes change. The required submittal documentation for a vesting tentative tract map application includes a school impact analysis for grades K-12. According to a letter from the Newport Mesa Unified School District, dated May 25, 2006, the proposed project will not have an adverse impact on any area schools.

The Public Services Department has requested a 5-foot dedication from the front of the property; the Zoning Code allows dedication to be requested when a subdivision is proposed and when the project generates a significant increase in the project number of vehicle trip-ends per day. Code defines what those thresholds are; this project will not exceed the minimum thresholds. However, even if the thresholds are not satisfied, Code allows Planning Commission to require dedication if it is determined that the project will have a detrimental impact on pedestrian or vehicular traffic circulation because of the nature of the proposed use, its location, or other circumstances applicable to the project site. Even without dedication, the applicant is still required to set back all new construction from the ultimate property line so the appearance of the project will still satisfy current Code requirements even if the street frontage is modified.

Public Services Department is still reviewing the project and the condition for a 5-foot dedication. A supplemental memo will be provided prior to the June 12, 2006, Planning Commission meeting to confirm whether or not a necessary finding can be made to request the dedication.

### **GENERAL PLAN CONFORMITY**

The property has a general plan designation of Medium Density Residential. Under this designation a maximum of 10 units are allowed on the site and 9 units are proposed. As a result, the use and density conforms to the City's General Plan.

### **ALTERNATIVES**

1. If the application is approved, it would allow subdivision of the site and construction of the proposed 9-unit residential development.
2. If the application is denied, the property could not be subdivided or built as proposed. The applicant could not submit substantially the same type of design for six months.

### **ENVIRONMENTAL DETERMINATION**

The project is exempt from the provisions of the California Environmental Quality Act under Section 15332 for In-Fill Development Projects.

**CONCLUSION**

The R2-MD zone of the property would allow a maximum of 10 dwelling units. The applicant proposes a 9-unit project that satisfies the majority of the City's development standards. With exception of the average lot size and driveway parkway landscaping requirements, the proposed development meets applicable small lot common interest development standards and the intent of the design guidelines. The variances are justified due to the unique shape of the lot and the narrow lot width. It is staff's opinion that the proposed development is compatible with the neighborhood.

Attachments:       Draft Planning Commission Resolution  
                          Exhibit "A" - Draft Findings  
                          Exhibit "B" - Draft Conditions of Approval  
                          Applicant's Project Description and Justification  
                          Zoning/Location Map  
                          Plans

cc:     Deputy City Mgr.-Dev. Svs. Director  
          City Attorney  
          Sr. Deputy City Attorney  
          City Engineer  
          Fire Protection Analyst  
          Staff (4)  
          File (2)

Garrett Calacci  
190 Newport Coast Drive  
Newport Beach, CA 92660

File: 061206PA0610VT16945	Date: 053106	Time: 2:30 p.m.
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**RESOLUTION NO. PC-06-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA APPROVING PLANNING  
APPLICATION PA-06-10 AND VESTING TENTATIVE TRACT  
MAP VTT-16945**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY  
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by owner of property, 2453 Orange Avenue LLC, with respect to the real property located at 2453 Orange Avenue, requesting approval of a design review to construct a 9-unit, 2-story, small lot residential common interest development with variances from average lot size (3,500 sq.ft. average required; 3,345 sq.ft. average proposed) and driveway parkway landscaping requirements (10 ft. combined with 3 ft. minimum on one side required; 8 ft. combined with 0 ft. on left side proposed), in conjunction with a vesting tentative tract map to accommodate the project in the R2-MD zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on June 12, 2006.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Planning Application PA-06-10 and Vesting Tentative Tract Map VTT-16945 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-06-10 and Vesting Tentative Tract Map VTT-16945 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

**PASSED AND ADOPTED this 12<sup>th</sup> day of June, 2006.**

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Bill Perkins, Chair  
Costa Mesa Planning Commission



STATE OF CALIFORNIA    )  
  )ss  
COUNTY OF ORANGE    )

I, R. Michael Robinson, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on June 12, 2006, by the following votes:

AYES:           COMMISSIONERS

NOES:           COMMISSIONERS

ABSENT:        COMMISSIONERS

ABSTAIN:       COMMISSIONERS

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Secretary, Costa Mesa  
Planning Commission

**EXHIBIT "A"****FINDINGS**

- A. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(14)(a) in that the proposed development is substantially compatible and harmonious with existing and/or anticipated development on surrounding properties. This includes site planning, landscaping, appearances, scale of structures, location of windows, and any other applicable features relative to a compatible and attractive development. Specifically, the project is consistent with the City's General Plan and Zoning Code, and the City's Residential Design Guidelines. The project is of a character and scale compatible with the neighborhood. The buildings incorporate multiple building planes and offsets, and elevations with stepping forms both horizontally and vertically to provide architectural interest. The second story windows will also be placed so that privacy impacts on adjoining properties are minimized. Approval of the planning application will provide additional home ownership opportunities in the City.
- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (e) because:
  - a. The proposed development and use is compatible and harmonious with uses both on site as well as those on surrounding properties.
  - b. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
  - c. The project is consistent with the General Plan since the property has a general plan designation of Medium Density Residential. Under this designation a maximum of 10 units are allowed on the site and 9 units are proposed.
  - d. The planning application is for a project-specific case and does not establish a precedent for future development.
  - e. The cumulative effect of all planning applications has been considered.
- C. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (g)(1) because special circumstances applicable to the property exist to justify approval of the variances from average lot size and driveway parkway landscaping requirements. Specifically, the lot is uniquely shaped (flag lot) and has a nonconforming narrow lot width. The strict application of development standards deprives such property of privileges enjoyed by others in the vicinity under identical zoning classifications. The deviations granted do not constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and zone in which the property is situated. Granting of the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property.
- D. The creation of the subdivision and related improvements is consistent with the General Plan and Zoning Code.

- E. The proposed use and density of the subdivision is compatible with the General Plan, which allows a maximum of 10 units (9 units proposed).
- F. The subject property is physically suitable to accommodate Vesting Tentative Tract Map VTT-16945 in terms of type, design and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the City's Zoning Code and General Plan.
- G. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by Government Code Section 66473.1.
- H. The subdivision and development of the property will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract.
- I. The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).
- J. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures, and has been found to be exempt from CEQA under Section 15332 for In-Fill Developments.
- K. The project, as conditioned, is consistent with Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.
- L. The proposed buildings are an excessive distance from the street necessitating fire apparatus access and provisions of an on-site fire hydrant.

**EXHIBIT "B"****CONDITIONS OF APPROVAL**

- Plng.
1. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
  2. Prior to issuance of building permits, applicant shall contact the US Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
  3. The final map shall show easements or other provisions for the placement of centralized mail delivery units, if applicable. Specific locations for such units shall be to the satisfaction of the Planning Division, Engineering Division, and the US Postal Service.
  4. The subject property's ultimate finished grade level may not be filled/raised in excess of 30" above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable onsite stormwater flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
  5. To avoid an alley-like appearance, the driveways shall be developed without a center concrete swale. Design shall be approved by the Planning Division.
  6. Second floor windows shall be designed and placed to minimize direct lines-of-sight into windows on adjacent neighboring properties, and to minimize visibility into abutting residential side and rear yards. Every effort shall be made to maintain the privacy of abutting property owners. Prior to issuance of a building permit, applicant shall provide a window placement study demonstrating compliance with this condition.
  7. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
  8. The site plan submitted with initial working drawings shall contain a notation specifying the project is a 9-unit, small lot, common interest development.
  9. The applicant shall contact Comcast (cable television) at 200 Paularino, Costa Mesa, (888.255.5789) prior to issuance of building permits to arrange for pre-wiring for future cable communication service.

10. The conditions of approval and summary of code requirements and special district requirements of Planning Application PA-06-10/Vesting Tentative Tract Map VTT-16945 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
11. Provide decorative block wall along the street frontage under the direction of Planning staff.
12. The applicant shall contact the Planning Division to arrange for an inspection of the site prior to the release of utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
13. Show method of screening for all ground-mounted equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.). Ground-mounted equipment shall not be located in any landscaped setback visible from the street, except when required by applicable uniform codes, and shall be screened from view, under the direction of Planning staff.
14. Block walls shall be provided on all interior lot lines. New block walls shall be decorative block, subject to approval by the Planning Division. The wall(s) shall have a finished quality on both sides. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them. Block walls visible from the street shall be decorative block and set back from adjacent sidewalks to provide a landscape planter area, subject to approval by the Planning Division.
15. Decorative paving shall be provided at the driveway entry area. This condition shall be completed under the direction of Planning Division.
16. Homeowners Association CC&Rs shall include a requirement that residents park in garages.
17. Grading, materials delivery, equipment operation, and other construction-related activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and 8 a.m. to 6 p.m. Saturday. Construction is prohibited on Sundays and federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.
18. Applicant shall provide proof of establishment of a homeowner's association prior to release of any utilities.
19. The site plan submitted with initial working drawings shall contain a notation specifying the ultimate interior property lines.
20. All backflow prevention devices, transformers, and other utility equipment shall be placed behind the 20-foot setback line, and shall be screened from view in a manner approved by the Planning Division.
21. Comply with the requirements contained within the letter prepared by the City Engineer dated May 31, 2006. (Copy attached)
22. Dedicate to the City of Costa Mesa, 5 feet along Orange Avenue for street and highway purposes.

Eng



# CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

May 31, 2006

Costa Mesa Planning Commission  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92626

SUBJECT: Tract No. 16945  
LOCATION: 2453 Orange Avenue

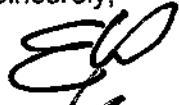
Dear Commissioners:

Vesting Tentative Tract Map No. 16945, as furnished by the Planning Division for review by the Public Services Department, consists of a subdivision of one lot into nine (9) lots for residential and one lot for common use. The nine single-family detached small lots are for a condominium/common interest development. Vesting Tentative Tract Map No. 16945 meets with the approval of the Public Services Department, subject to the following conditions:

1. The Tract shall be developed in full compliance with the State Map Act and the City of Costa Mesa Municipal Code (C.C.M.M.C.), except as authorized by the Costa Mesa City Council and/or Planning Commission. The attention of the Subdivider and his engineer is directed to Section 13-208 through 13-261 inclusive, of the Municipal Code.
2. The Subdivider shall conduct soil investigations and provide the results to the City of Costa Mesa Engineering and Building Divisions pursuant to Ordinance 97-11.
3. Two copies of the Final Tract Map shall be submitted to the Engineering Division for checking. Map check fee shall be paid per C.C.M.M.C. Section 13-231.
4. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Tract Map.
5. Dedicated to the City of Costa Mesa, five-feet along Orange Avenue for street and highway purposes.
6. Dedicate an ingress/egress easement to the City for emergency and public security vehicles purposes only. Maintenance of easement shall be the sole responsibility of a Homeowners Association formed to conform to Section 13-41 (e) of the C.C.M.M.C.
7. Vehicular and pedestrian access rights to Orange Avenue shall be released and relinquished to the City of Costa Mesa except at approved access locations.
8. The Subdivider shall submit a cash deposit of \$350 for street sweeping at time of issuance of a Construction Access permit. Full amount of deposit shall be maintained on a monthly basis prior to and during construction until completion of project.

9. Fulfill the drainage fee ordinance requirements prior to the approval of the Tract Map.
10. The Subdivider's engineers shall furnish to the Engineering Division a storm runoff study which provides on-site detention to the satisfaction of the City Engineer showing existing and proposed facilities and the method of draining this area and tributary areas without exceeding the capacity of any street or drainage facility on-site or off-site. This study to be furnished with the first submittal of the Final Tract Map. Cross lot drainage shall not occur.
11. Ownership and maintenance of the private on-site drainage facilities and parkway culverts and other common areas shall be transferred by the owner to the Homeowner Association to be formed pursuant to C.C.M.M.C. Section 13-41 (e) and said association shall indemnify and hold harmless the City for any liability arising out of or in any way associated with the connection of the private drainage system with the City's drainage system and shall execute and deliver to the City the standard (indemnity) Hold Harmless Agreement required for such conditions prior to issuance of permits.
12. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 631-1731 for information.
13. Water system improvements shall meet the approval of Mesa Consolidated Water District; call (949) 631-1200 for information.
14. Dedicate easements as needed for public utilities.
15. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Subarticle 12, Section 7-9-337, of the Orange County Subdivision Code.
16. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital-graphics file of said map in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.
17. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Professional Code.
18. The elevations shown on all plans shall be on Orange County benchmark datum.
19. Prior to recordation of a Final Tract Map, submit required cash deposit or surety bond to guarantee monumentation. Deposit amount to be determined by the City Engineer.
20. Prior to occupancy on the Tract, the surveyor/engineer shall submit to the City Engineer a Digital Graphic File, reproducible mylar of the recorded Tract Map, and approved off-site plan and nine copies of the recorded Tract Map.

Sincerely,

  
Ernesto Munoz, P. E.  
City Engineer

# ZONING/LOCATION MAP

2453 Orange Avenue

## Legend



Selected Features

Street Names

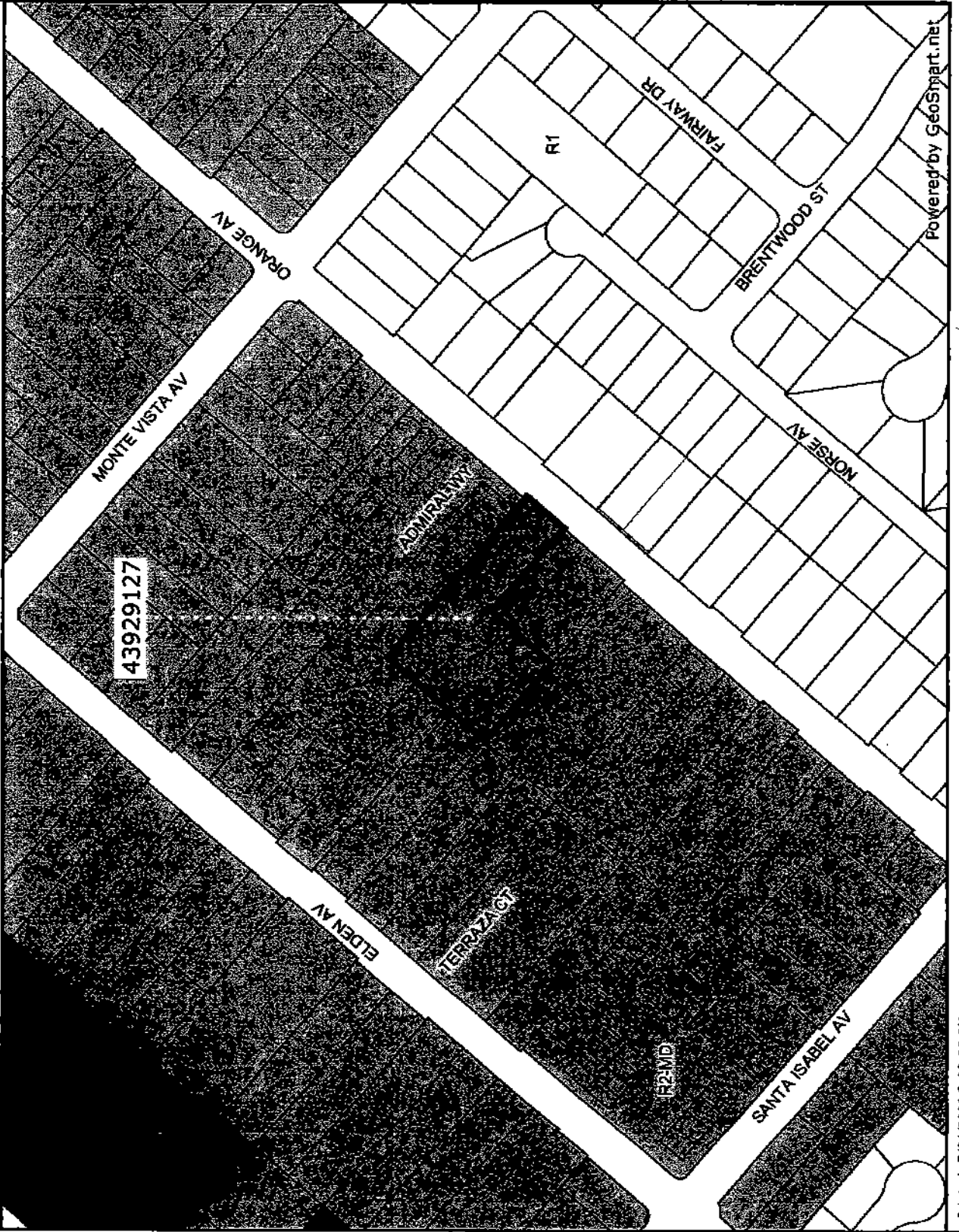
Parcel Lines

City Boundary

Zoning



Parcels



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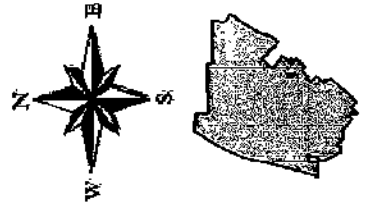


# AERIAL PHOTOGRAPH

2453 Orange Avenue

## Legend

- ☒ Selected Features
- Street Names
- Parcel Lines
- City Boundary
- Ortho Photography
- Parcels



**PLANNING DIVISION - CITY OF CANTON MESA**  
**DESCRIPTION/JUSTIFICATION**

Application #: *PA-06-10*

Environmental Determination: *Exempt*

Address: 2453 ORANGE AVENUE

**1. Fully describe your request:**

Subdivide an existing .87 acre parcel into 9 single family detached small lots.

**2. Justification**

**A.** For a Conditional Use Permit or Minor Conditional Use Permit: Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.

**B.** For a Variance or Administrative Adjustment: Describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.

We hereby request zone variance from an average lot size of 3500 square feet to 3345 square feet per attached Tentative Tract Map No. 16945. This property's shape and special configuration lends itself to requesting special consideration for the zone variance.

**3. This project is: (check where appropriate)**

☐ In a flood zone.

☐ Subject to future street widening.

☐ In the Redevelopment Area.

☐ In a Specific Plan Area.

**4. I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST published by the office of Planning and Research and reproduced on the rear of this page and have determined that the project:**

☒ Is not included in the publication indicated above.

☐ Is included in the publication indicated above.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**PLANNING DIVISION - CITY OF COSTA MESA**

**DESCRIPTION/JUSTIFICATION**

Application #: VTF-16945

Environmental Determination: Exempt

Address: 2453 ORANGE AVENUE

**1. Fully describe your request:**

Subdivide an existing .87 acre parcel into 9 single family detached small lots.

**2. Justification**

**A.** For a Conditional Use Permit or Minor Conditional Use Permit: Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.

**B.** For a Variance or Administrative Adjustment: Describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.

We hereby request zone variance from an average lot size of 3500 square feet to 3345 square feet per attached Vesting Tentative Tract Map No. 16945. This property's shape and special configuration lends itself to requesting special consideration for this zone variance.

**3. This project is: (check where appropriate)**

☐ In a flood zone.

☐ In the Redevelopment Area.

☐ Subject to future street widening.

☐ In a Specific Plan Area.

**4. I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST published by the office of Planning and Research and reproduced on the rear of this page and have determined that the project:**

☒ Is not included in the publication indicated above.

☐ Is included in the publication indicated above.

  
Signature

2/6/06  
Date

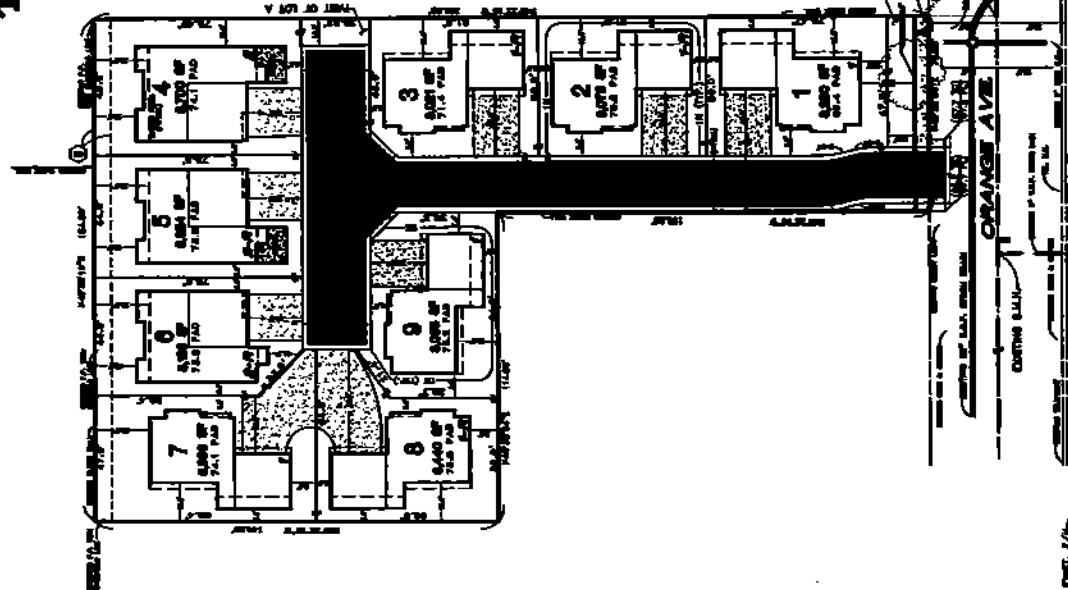
**LOCAL TOWN MAP**  
THOMAS GUIDE PAM BH-11

## K

**5555 TRACT NO. 169455  
22455 ORANGE AVENUE  
THE CITY OF COSTA MESA, COUNTY OF ORANGE,  
STATE OF CALIFORNIA**

BEING A SUBDIVISION OF THE SOUTHWESTERLY 184 FEET OF LOT 118 OF TRACT NO. 300, AS PER MAP RECORDED IN BOOK 14, PAGE 11 AND 12 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF BAD COUNTY, EXCEPT THE SOUTHEASTERLY 183 FEET OF THE SOUTHWESTERLY 114 FEET OF SAID LAND, ALSO EXCEPT THAT PORTION OF SAID LAND LYING WITHIN ORANGE AVENUE.

## A COMMON INTEREST DEVELOPMENT

[illegible][illegible]

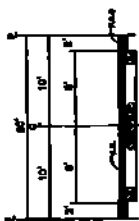
EXHIBITS		DATE	BY	REMARKS
NO.	DESCRIPTION			
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...

**STANDS FOR SALE**

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**U.S. DEPARTMENT OF JUSTICE**

## PRIVATE ENTERTAINMENT AND



**'A' STREET  
TYPICAL SECTION**

DATE OF MAP  
1 NOV 68

**CITY OF COSTA MESA**  
**SITE PLAN**  
**TENTATIVE**  
**TRACT NO. 16943**  
**1445 ORANGE AVENUE**

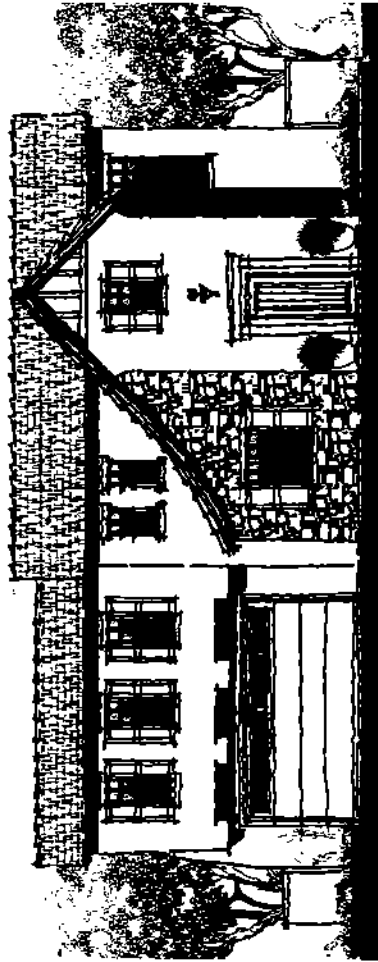
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**WATERPOWTE DEVELOPMENT  
COMPANIES**  
180 NEWPORT COAST DRIVE,  
NEWPORT BEACH, CA 92660  
TEL. (649)444-1800, FAX (649)444-0420

1 ARCHITECTS  
 1 ENGINEERS  
 1 LAND PLANNERS  
 1 SURVEYORS  
 1 CIVIL ENGINEERS  
 1 STRUCTURAL ENGINEERS  
 1 MECHANICAL ENGINEERS  
 1 ELECTRICAL ENGINEERS  
 1 INDUSTRIAL ENGINEERS  
 1 ENVIRONMENTAL ENGINEERS  
 1 TRANSPORTATION ENGINEERS  
 1 WATER RESOURCES ENGINEERS  
 1 GEOTECHNICAL ENGINEERS  
 1 CONSTRUCTION ENGINEERS  
 1 SAFETY ENGINEERS  
 1 QUALITY ENGINEERS  
 1 PROJECT ENGINEERS  
 1 DESIGN ENGINEERS  
 1 RESEARCH ENGINEERS  
 1 TECHNICAL ENGINEERS  
 1 MANUFACTURING ENGINEERS  
 1 POWER ENGINEERS  
 1 AVIATION ENGINEERS  
 1 SPACE ENGINEERS  
 1 NUCLEAR ENGINEERS  
 1 BIOMEDICAL ENGINEERS  
 1 AGRICULTURAL ENGINEERS  
 1 FOOD ENGINEERS  
 1 TEXTILE ENGINEERS  
 1 PAPER ENGINEERS  
 1 MINING ENGINEERS  
 1 METALLURGICAL ENGINEERS  
 1 CHEMICAL ENGINEERS  
 1 PHARMACEUTICAL ENGINEERS  
 1 BIOPHARMACEUTICAL ENGINEERS  
 1 ENVIRONMENTAL ENGINEERS  
 1 TRANSPORTATION ENGINEERS  
 1 WATER RESOURCES ENGINEERS  
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 1 MINING ENGINEERS  
 1 METALLURGICAL ENGINEERS  
 1 CHEMICAL ENGINEERS  
 1 PHARMACEUTICAL ENGINEERS  
 1 BIOPHARMACEUTICAL ENGINEERS

[illegible]





COTTAGE

- 'A' SPANISH**
- THEME WINDOW PER STYLE
  - TILE ACCENT AT GABLE END
  - 'S' LOW PROFILE - CONCRETE TILE
  - ROOF PITCH - 4:12
  - EXPOSED RAFTER TAILS WITH TAPERED CUT
  - 2X STUCCO TRIM
  - ACCENT LIGHTING
  - SHUTTERS
  - STONE VENEER
  - RECESSED ENTRY

- 'B' COTTAGE**
- THEME WINDOW PER STYLE
  - RECESSED ENTRY
  - ACCENT AT GABLE END
  - STUCCO OR FOAM ACCENT
  - 'FLAT' CONCRETE TILE
  - ACCENT ROOF PITCH - 8:12
  - 2X STUCCO TRIM
  - ACCENT LIGHTING
  - SHUTTERS
  - STONE VENEER

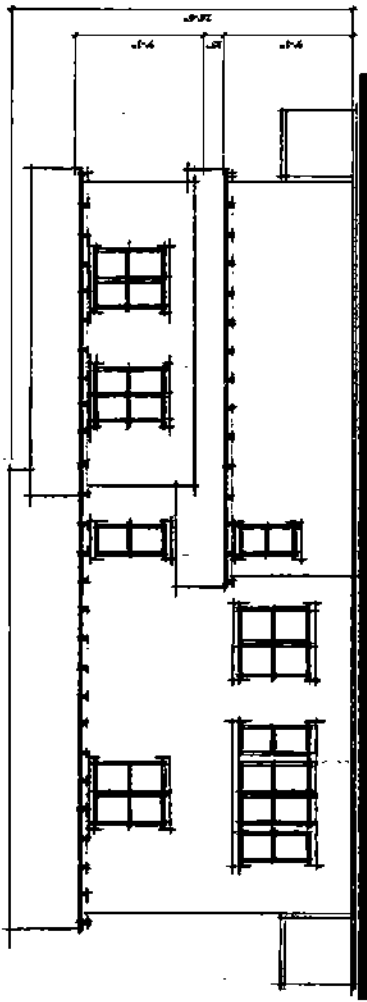


SPANISH

PLAN 1  
FRONT ELEVATIONS  
**ORANGE AVENUE**  
SINGLE FAMILY DETACHED  
COSTA MESA, CALIFORNIA  
WATERPOINTE DEVELOPMENT COMPANY

May 1, 2006

UCILLA GROUP  
ARCHITECTURE  
00035 11



REAR



SPANISH

PLAN 1

SPANISH 'A' ELEVATIONS

# ORANGE AVENUE

SINGLE FAMILY DETACHED

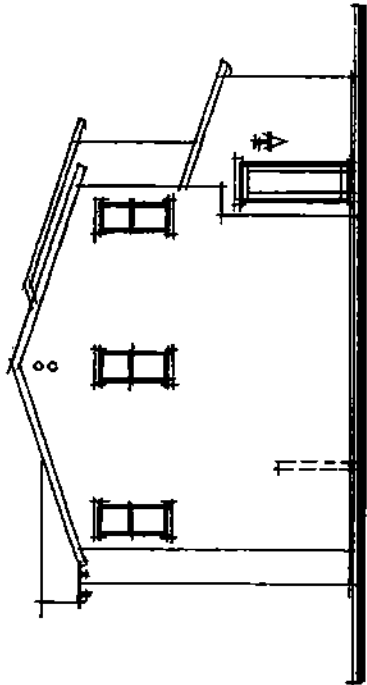
COSTA MESA, CALIFORNIA

WATERPOINTE DEVELOPMENT COMPANY

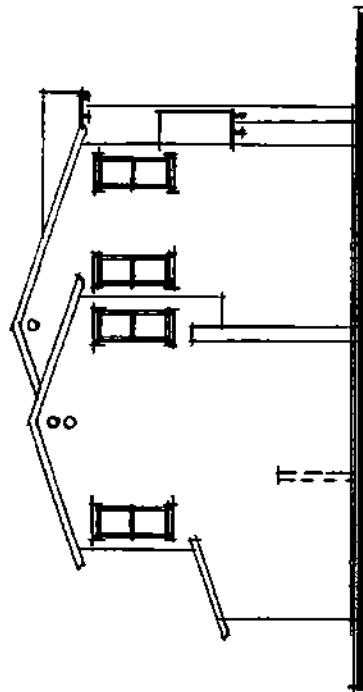
BUCILLA GROUP  
ARCHITECTURE

0003 12

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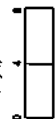


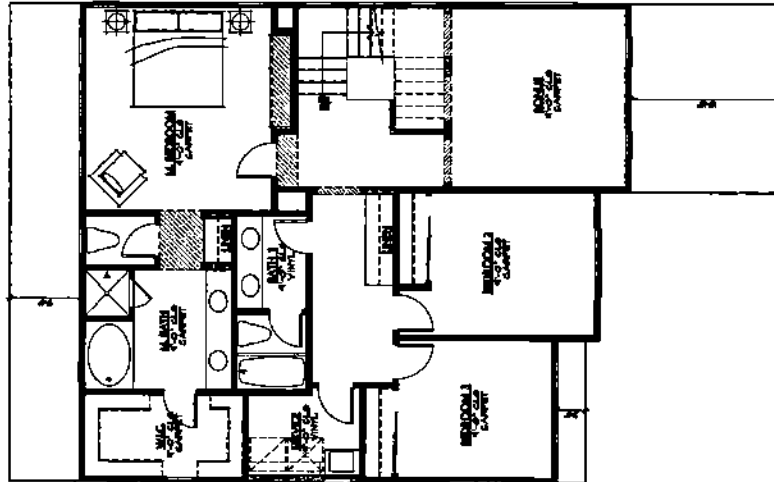
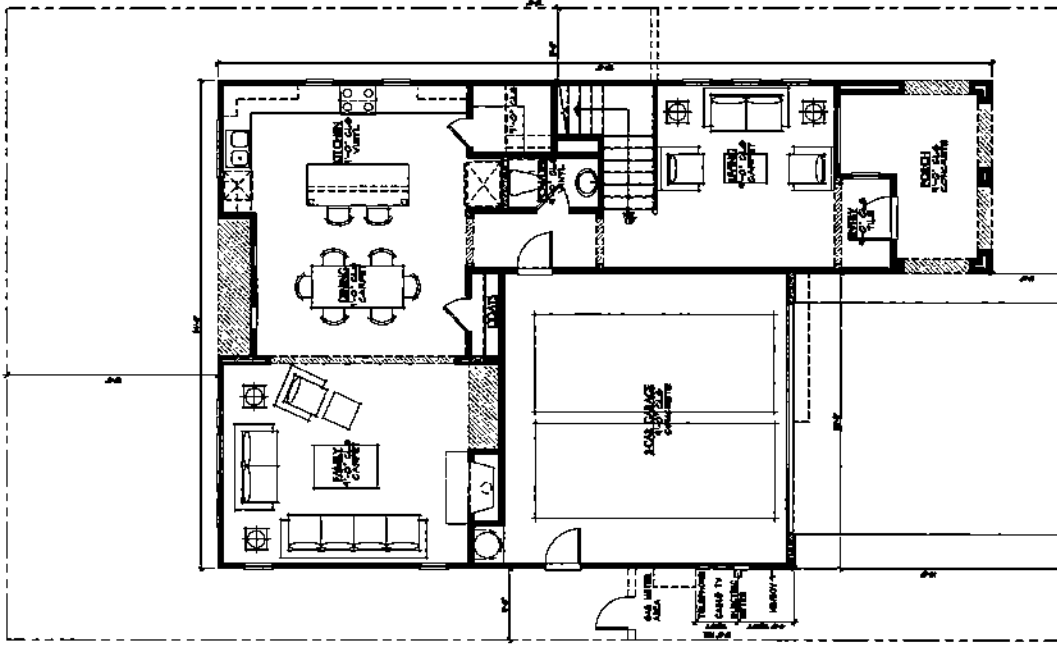
RIGHT



LEFT

May 1, 2006





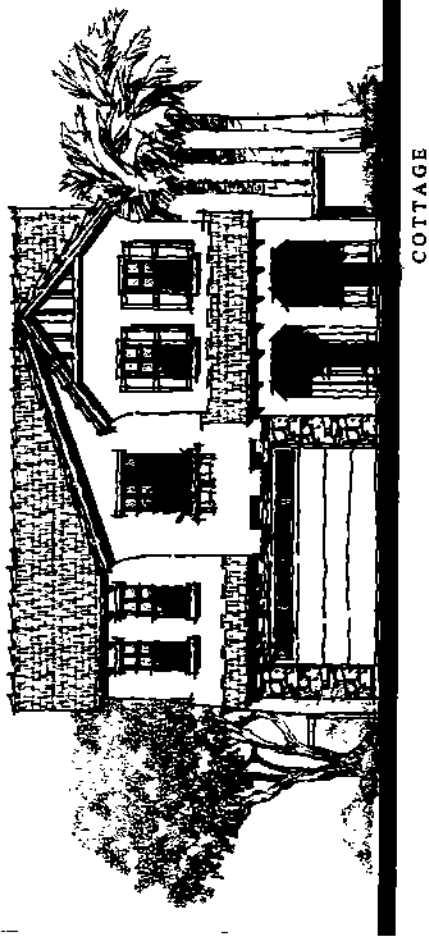
**PLAN 2**  
2,184 SQFT

**ORANGE AVENUE**  
SINGLE FAMILY DETACHED  
COSTA MESA, CALIFORNIA  
WATERPOINTE DEVELOPMENT COMPANY

**UCILLA GROUP ARCHITECTURE**  
06015 20

May 1, 2006





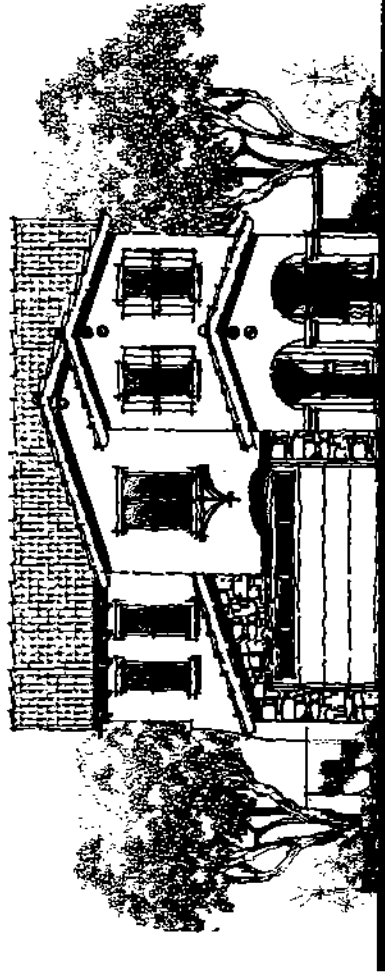
COTTAGE

**'A'**  
**SPANISH**

THEME WINDOW PER STYLE  
TILE ACCENT AT GABLE END  
'S' LOW PROFILE - CONCRETE TILE  
ROOF PITCH - 4:12  
EXPOSED RAFTER TAILS W/TAPERED CUT  
2X STUCCO TRIM  
SHUTTERS  
STONE VENEER  
COVERED PORCH ENTRY

**'B'**  
**COTTAGE**

THEME WINDOW PER STYLE  
COVERED PORCH ENTRY  
ACCENT AT GABLE END  
STUCCO OROAM ACCENT  
EXPOSED RAFTER TAILS W/TAPERED CUT  
FLAT CONCRETE TILE  
ACCENT ROOF PITCH - 8:12  
2X STUCCO TRIM  
SHUTTERS  
STONE VENEER  
METAL ACCENT TRIM AT WINDOW SILL



SPANISH

**PLAN 2**  
**FRONT ELEVATIONS**

**ORANGE AVENUE**

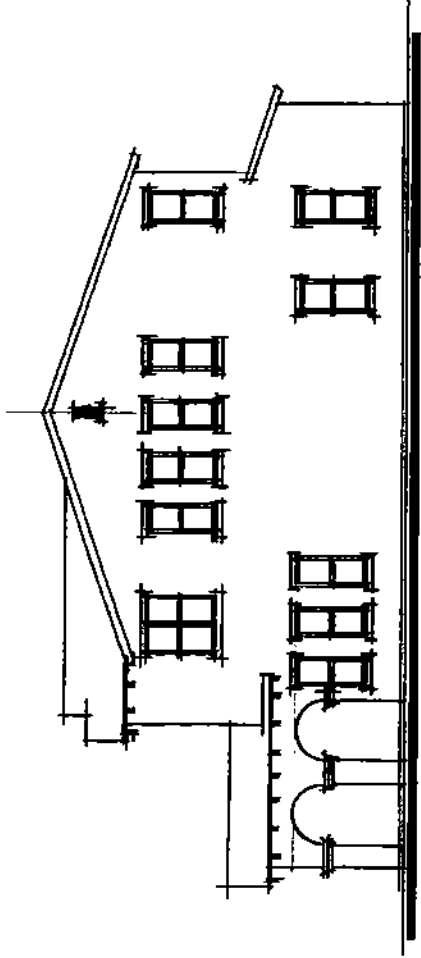
SINGLE FAMILY DETACHED

COSTA MESA, CALIFORNIA

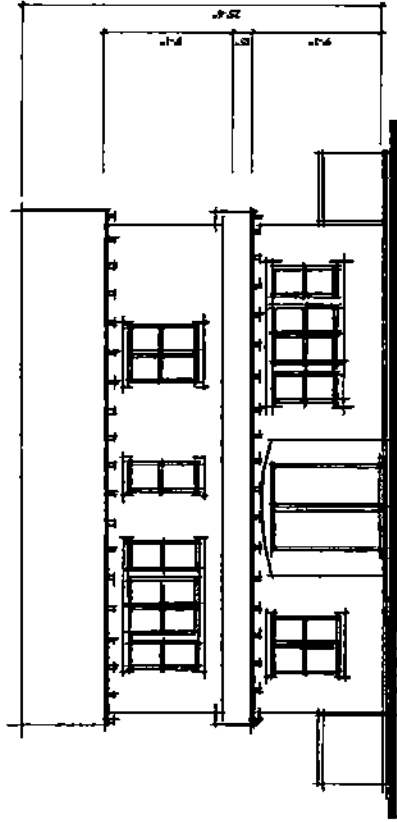
**WATERPOINTE DEVELOPMENT COMPANY**

**BUJILLA**  
**GROUP**  
**ARCHITECTURE**

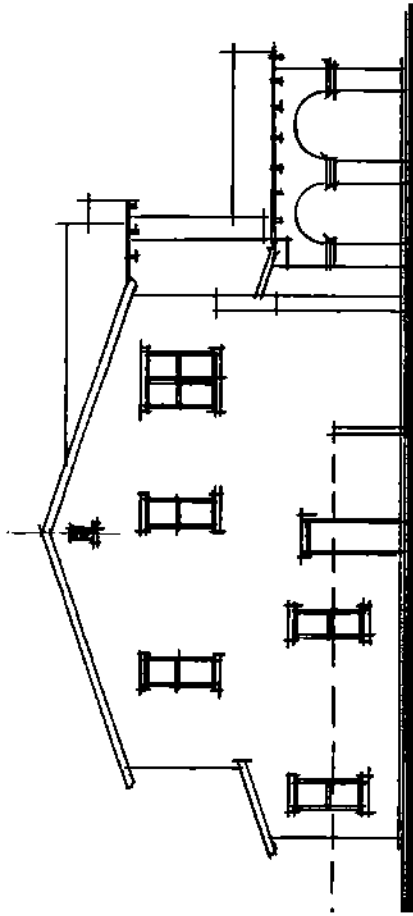
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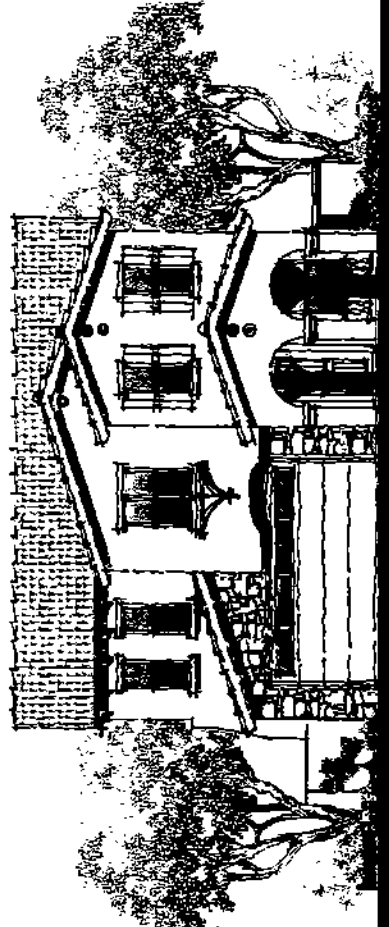
RIGHT



REAR



LEFT



SPANISH

PLAN 2  
SPANISH 'A' ELEVATIONS

ORANGE AVENUE

SINGLE FAMILY DETACHED

COSTA MESA, CALIFORNIA  
WATERPOINTE DEVELOPMENT COMPANY

May 1, 2005



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GROUP  
ARCHITECTURE

60035 22